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16 **UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 JPMORGAN CHASE BANK, N.A., a national
19 banking association,

20 Case No. 2:17-cv-00074-JCM-BNW

21 Plaintiff,

22 **JUDGMENT BY DEFAULT AGAINST
23 FIDEL H. PAJARILLO**

24 vs.

25 SFR INVESTMENTS POOL 1, LLC, a
26 Nevada limited liability company; RANCHO
27 LAS BRISAS MASTER HOMEOWNERS
28 ASSOCIATION, a Nevada non-profit
corporation; FIDEL H. PAJARILLO, an
individual,

29 Defendants.

30 SFR INVESTMENTS POOL 1, LLC, a
31 Nevada limited liability company,

32 Counter/Cross Claimant,

33 vs.

34 JPMORGAN CHASE BANK, N.A., a national
35 banking association; FIDEL H. PAJARILLO,
36 an individual,

37 Counter/Cross Defendants.

38 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") Application

1 for Judgment by Default against Fidel H. Pajarillo (“Pajarillo” or “Cross-Defendant”). Having
2 considered the application, including the declarations attached thereto, the Court makes the
3 following findings of fact and conclusions of law:

4 1. On April 12, 2017, SFR filed a Cross-Complaint [ECF No. 21] for quiet title and injunctive
5 relief against Pajarillo, relating to real property located at **4856 La Cumbre Drive, Las Vegas,**
6 **Nevada 89147; Parcel No. 163-21-818-047** (“the Property”).
7 2. Pajarillo failed to answer the complaint within the 21-day time limit set forth in FRCP 12.
8 The Clerk of the Court appropriately entered a default against Pajarillo on July 18, 2019.
9 3. Pajarillo is not incompetent, an infant, or serving in the United States military.
10 4. SFR submitted credible evidence in support of its application in the form of documents
11 obtained from the Official Records of the Clark County Recorder and declarations made under
12 penalty of perjury that demonstrate prima facie grounds sufficient to enter default judgment against
13 Pajarillo.

14 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and
15 made the foregoing findings of fact and conclusions of law, and finding good cause,

16 IT IS ORDERED, ADJUDGED AND DECREED that Pajarillo, any successors and
17 assigns, have no right, title or interest in the Property and that SFR is the rightful title owner.

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1 IT IS FURTHER ORDERED that this judgment does not adjudicate SFR's claims against,
2 or the defenses of, any other party to this case.

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5 UNITED STATES DISTRICT COURT JUDGE
6 Dated: January 16, 2020

7 *Respectfully submitted by:*

8 **KIM GILBERT EBRON**

9 /s/ Jason G. Martinez
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15 DATED this 14th day of January, 2020.

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